

CHAPTER II: LAND USE PLAN



The Future Land Use Plan and associated Future Land Use Map identify the preferred development patterns for the planning area. The Future Land Use Plan was formulated through a combination of public input combined with staff analysis of existing land uses in the area, and best planning practices.

The majority of the planning area has been designated for low density residential uses, as it is currently being utilized. Commercial uses are mostly planned for higher order roadways, or their intersections. The most intense commercial uses are planned near the intersection of major order roadways such as arterials and highways.



Group land use planning work sessions

Key themes championed by the community during the planning process include curbing commercial encroachment into residential areas, promoting mixed use development in the planning area, particularly along Hildebrand Rd. and off Jackson Keller north of Lee High School, and creating more useable green space by transforming Olmos Creek floodplain into a linear park with hike and bike amenities.

Each land use classification is described on the following pages.

The Planning Department will reference the Future Land Use Map as a guide for developing staff recommendations when individual zoning cases arise in the planning area.

LOW DENSITY RESIDENTIAL

This category allows for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses. Additionally, the community recognizes and appreciates varying degrees of density that currently exist within predominantly single-family districts. However, if there are existing multi-family uses that were built as single family structures, the preference is that the structure return to a low density residential use whenever feasible. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.



Related Zoning

R-4	R-6
R-5	R-20



Related Zoning

R-4	RM-4
R-5	RM-5
R-6	RM-6



MEDIUM DENSITY RESIDENTIAL

This category encompasses duplexes, triplexes and fourplexes on single lots, and may also include cottage homes and townhouses. Medium density residential is most appropriately placed at the perimeter of a neighborhood's low density core, and is recommended on collectors or higher. Low density residential uses are also allowed in this category. Certain small to medium scale lower impact community oriented uses such as churches, parks, and open space may also be encouraged in this category.

HIGH DENSITY RESIDENTIAL

This category encompasses uses with more than four units on individual lots including apartment complexes and condominiums. High density residential land use is most appropriately placed as a transition between medium density residential land use and commercial uses, and should be located on arterials or higher order roadways. Medium density residential uses are also allowed in this category.

Whenever possible, the community desires that new high density residential development be in conformance with the scale, height, and massing of the majority of high density residential uses that already exist in the area.



Related Zoning

RM-4	MF-25
RM-5	MF-33
RM-6	MF-40

OFFICE

This category provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician's offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard, fences and/or landscaping should form a screen between this category and any residential uses.



Related Zoning

O-1	NC
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NEIGHBORHOOD COMMERCIAL

This category provides for smaller intensity commercial uses such as small-scale retail or offices, professional services, convenience retail, and shopfront retail that serves a market equivalent to a neighborhood. Neighborhood commercial uses should be located at the intersection of residential streets and arterials, and within walking distance of neighborhood residential areas, or along arterials where already established.

Examples of neighborhood commercial uses include flower shops, small restaurants, lawyer's offices, coffee shops, hairstylist or barbers shops, bookstores, copy service, dry cleaning, or convenience stores without gasoline.

Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses.

Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and residential uses. Whenever possible, parking should be located in the back of the structure, monument signage is encouraged, and lighting should be directed onto the site, away from adjoining properties.



Related Zoning

NC	C-2P
C-1	O-1



COMMUNITY COMMERCIAL

This category provides for medium intensity commercial uses that serve a market on the scale of a community comprised of two or more medium sized neighborhoods. Community commercial uses should be located in a nodal fashion, near the intersection of collectors and arterials, the intersection of two arterials, or along arterials where already established.

Examples of community commercial land uses include convenience stores with gasoline, car washes, minor auto repair and servicing, grocery stores up to 65,000 sq. ft., plant nurseries, medium sized restaurants, and community shopping centers.

Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. Shared parking and internal circulation are encouraged with adjacent uses.

Whenever possible, revitalized or redeveloped community commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



Related Zoning

NC	C-2
C-1	O-1
C-2P	O-2



REGIONAL COMMERCIAL

This category provides for high intensity commercial uses that draw patrons from the community and beyond. Regional commercial land uses are ideally located at the intersection of major arterials and highways or expressways, or along major transit system transfer nodes. Nodes are typically 20 acres or greater in size.

Examples of regional commercial uses include “big box” retail, large shopping centers like malls and “lifestyle centers”, large hotels and motels, major employment centers such as financial institutions, mid to high rise office complexes, large or specialty grocery stores, and major automotive repair centers.

Shopping center site designs should include shared parking and internal circulation between buildings, shade trees, and pervious cover parking lots. Refuse containers should be located behind the principal structure and screened from adjacent residential uses. Appropriate buffering such as a buffer yard and/or landscaping should form a screen between this category and any residential uses. A sidewalk with landscaping or planting strips should separate the use from the street.

Whenever possible, revitalized or redeveloped regional commercial centers should be designed to create a safe and attractive vehicular and pedestrian movement system that links to adjacent uses.



Related Zoning

NC	C-3
C-1	O-1
C-2P	O-2
C-2	



MIXED USE

This category provides for a well planned and integrated blend of higher density residential with retail, or professional services, office, entertainment, or other land uses. The integration of uses should occur within structures, as well as across the development site, with commercial uses situated primarily along the higher order roadways, and on the ground floor level of individual structures.

Mixed Use is preferred along arterials, preferably in a nodal, or clustered, pattern with proximity to a major transit stop or node. When placed along a higher order roadway, the mixed use development should decrease in density with distance from the roadway.

New mixed use developments on larger scale sites, such as with a "town center" concept, should be planned to integrate with existing, adjacent uses through well connected road and pedestrian networks.



Related Zoning

NC	RM-6
C-1	MF-25
C-2P	MF-33
C-2	MF-40
O-1	UD
O-2	MXD
RM-4	TOD
RM-5	IDZ



The building materials and architectural design of a mixed use development should stress quality, including façade and streetscape enhancements, open space, and landscaping.

BUSINESS/OFFICE PARK

This category includes medium to large sized buildings in a low rise format that house professional, administrative, light manufacturing and warehousing functions for private corporations. Development in this category should take the form of a cohesive, campus like environment where buildings are interspersed with open space areas and pedestrian walkways. Uses in this category should be separated from residential areas with landscaping buffers and should feature monument signage and lighting that is oriented away from adjacent sites.



Related Zoning

O-2 BP



Related Zoning

O-2 L
C-3 I-1
BP MI-1



LIGHT INDUSTRIAL

This classification includes a mix of light manufacturing uses and limited ancillary retail and supplier uses that service the industrial ones. Sites developed in this category should include proper screening and buffering, and be compatible with adjoining uses. Outside storage is not permitted (must be under roof and screened). Examples of light industrial uses include sporting goods manufacturing, machine shops, clothing manufacturers, sign manufacturers, auto paint and body shops, building contractor's suppliers and warehousing.

PUBLIC/INSTITUTIONAL

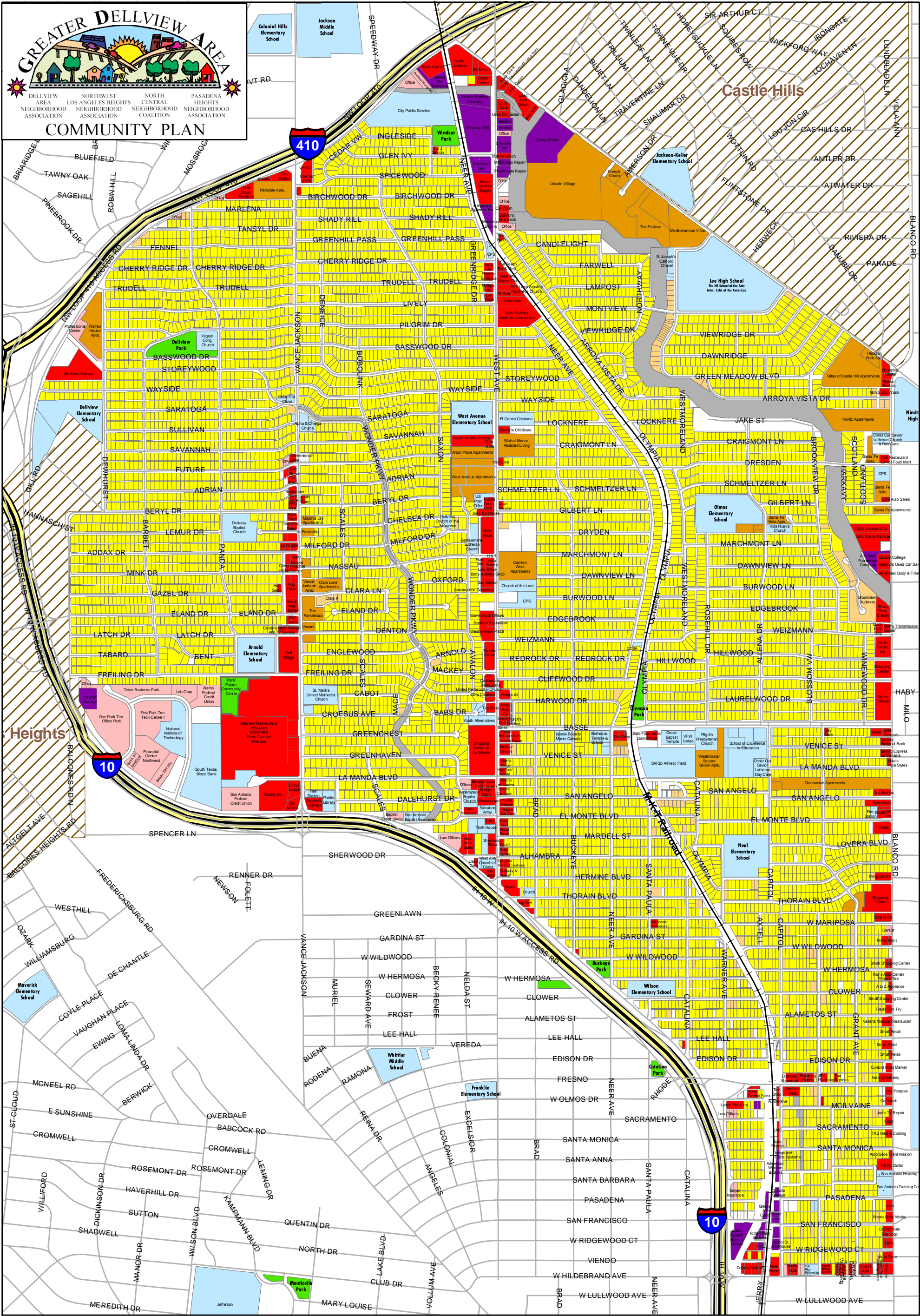
Public/Institutional uses include public, quasi-public, and institutional uses that facilitate the containment or delivery of local, state, or national governmental or non-profit services. The location for these services include where they currently reside, as well as where they best meet the future needs of the community. Examples of public institutional uses include post offices, libraries, schools, fire stations, churches, community gathering facilities, etc.



PARKS/OPEN SPACE

Parks include public or private land uses that encourage passive or active outdoor recreation. Examples include public pocket, regional, or linear parks, hike and bike trails, as well as private parks associated with subdivisions and homeowner's associations. Parks should be located for convenient, yet safe, neighborhood and community access, and should be sized sufficient to provide adequate facilities for the neighborhood or community they serve.

Open space includes land set aside for conservation, aesthetic, or functional purposes, but not necessarily recreational purposes. Examples include conservation easements, floodplains, or drainage rights of way.



- Cities and Towns
- Railroads
- Parks

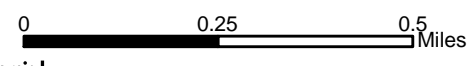
- Drainage
- Single Family Residential
- Medium Density Residential (2-4 Plex)
- Multifamily Residential

- Commercial
- Office
- Industrial
- Public/Institutional
- Vacant

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
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Existing Land Use

Greater Dellview Area Community Plan



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GREATER DELLVIEW AREA



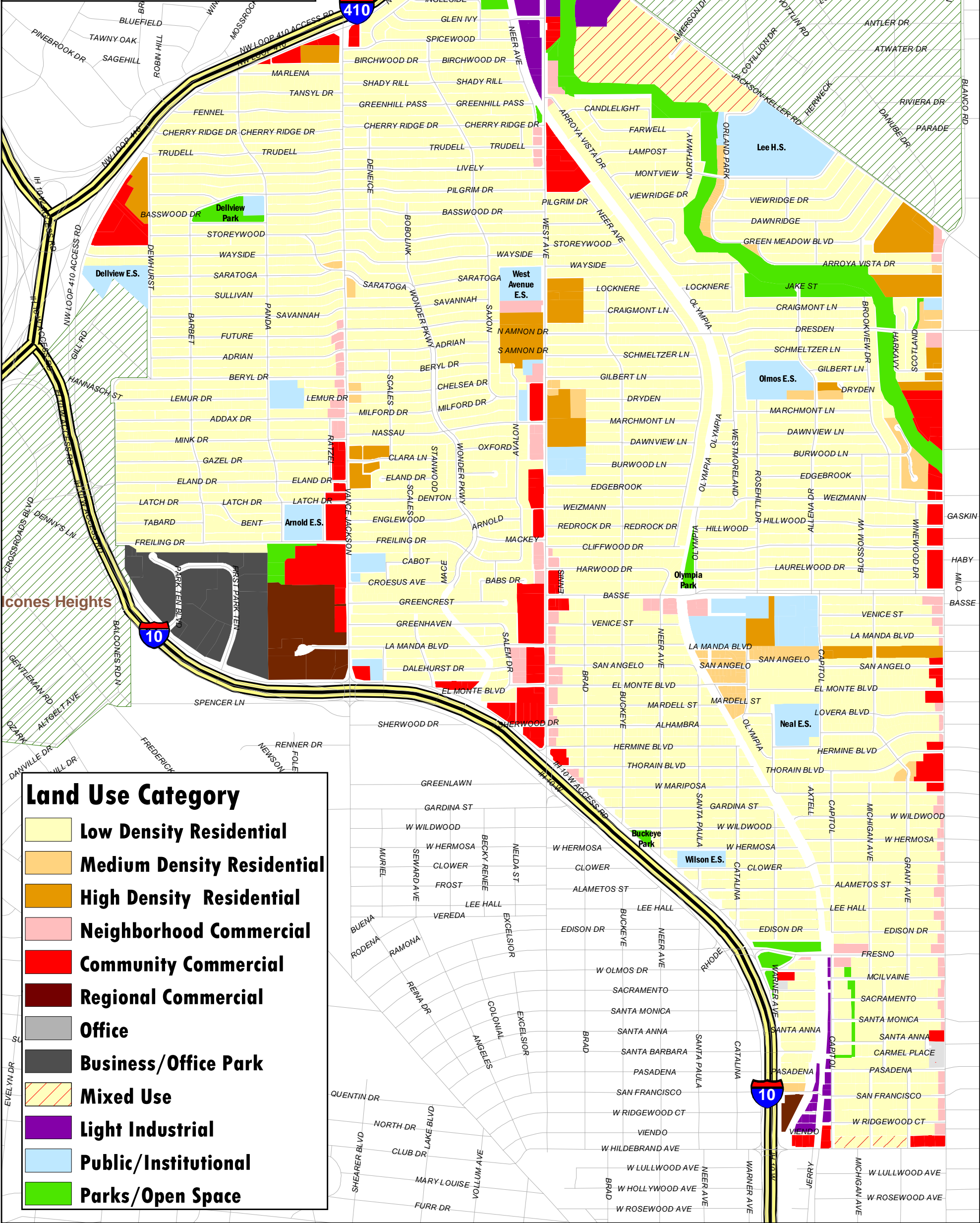
DELLVIEW AREA NEIGHBORHOOD ASSOCIATION

NORTHWEST LOS ANGELES HEIGHTS NEIGHBORHOOD ASSOCIATION

NORTH CENTRAL NEIGHBORHOOD COALITION

PASADENA HEIGHTS NEIGHBORHOOD ASSOCIATION

COMMUNITY PLAN



The map displays the Greater Dellview Area with various land use categories color-coded: Low Density Residential (light yellow), Medium Density Residential (orange), High Density Residential (dark orange), Neighborhood Commercial (pink), Community Commercial (red), Regional Commercial (dark red), Office (grey), Business/Office Park (dark grey), Mixed Use (yellow with diagonal lines), Light Industrial (purple), Public/Institutional (light blue), and Parks/Open Space (green). Major landmarks include Lee H.S., Olympia Park, and several elementary schools (Dellview E.S., West Avenue E.S., Arnold E.S., Olmos E.S., Neal E.S., Wilson E.S.). Major roads shown include I-410, I-10, and various local streets like NW Loop 410 Access Rd, NW Loop 410, and NW Loop 410 Access Rd.

Land Use Category

Low Density Residential

Medium Density Residential

High Density Residential

Neighborhood Commercial

Community Commercial

Regional Commercial

Office


Business/Office Park

Mixed Use

Light Industrial

Public/Institutional

Parks/Open Space




Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

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Future Land Use Plan

Greater Dellview Area Community Plan

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

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